

175.0

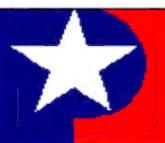
0010

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
866,200 / 866,200  
866,200 / 866,200  
866,200 / 866,200
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
57		NICOD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BELANGER JOHN M/KERRIN	
Owner 2:	
Owner 3:	

Street 1: 57 NICOD ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1: WISE MARLENE A -
Owner 2: -

Street 1: 57 NICOD ST
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02476
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NARRATIVE DESCRIPTION
This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 2106 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int


PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101	One Family	7673	Sq. Ft.	Site	0	70.	0.85	6													

8/14/2014	997	Renovate	100,000	8/14/2014																	
6/23/2014	734	Demoliti	5,000																		
9/6/2011	1084	Redo Bas	11,600																		
1/8/2007	12	New Wind	6,148																		
12/4/1992	628	Manual	4,000																		
11/20/1992	613		10,000																		

Comment	Date	Result	By	Name
Renovation of two	6/26/2018	MEAS&NOTICE	BS	Barbara S
	8/14/2014	Info Fm Prmt	PC	PHIL C
	7/1/2014	Info Fm Prmt	PC	PHIL C
BMT FINISH / FINIS	12/31/2008	Meas/Inspect	163	PATRIOT
WALL-RETAINING	4/21/2000	Inspected	276	PATRIOT
12X15 ADDITION	12/21/1999	Mailer Sent		
	12/14/1999	Measured	256	PATRIOT
	7/23/1993		AJS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 5 - Cape	1	Rating: Very Good						OF=SINK IN BMT.									
Sty Ht: 1T - 1 & 3/4 Sty		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 1 - Concrete		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good														
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:														
Sec Wall:	%	OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: GRAY		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Fpl: 1	Rating: Very Good			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper											
Grade: C+ - Average (+)		<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1955	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdict: G16	Fact: .	Floor:															
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal: 2 - Plaster		Functional:	%	Interior:	1	7	3										
Sec Int Wall:	%	Economic:	%	Additions:													
Partition: T - Typical		Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood		Override:	%	Baths:													
Sec Floors:	%	Total:	4.6 %	Plumbing:													
Bsmnt Flr: 14 - Asphalt Tile		<b>CALC SUMMARY</b>				Electric:											
Subfloor:		Basic \$ / SQ: 110.00		Heating:													
Bsmnt Gar:		Size Adj.: 1.30298495		General:													
Electric: 3 - Typical		Const Adj.: 0.99989998															
Insulation: 2 - Typical		Adj \$ / SQ: 143.314															
Int vs Ext: S		Other Features: 92739															
Heat Fuel: 2 - Gas		Grade Factor: 1.10															
Heat Type: 3 - Forced H/W		NBHD Inf: 1.00000000															
# Heat Sys: 1		NBHD Mod:															
% Heated: 100	% AC: 100	LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO	Adj Total: 430874															
% Com Wal	% Sprinkled	Depreciation: 19820															
		Depreciated Total: 411054															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:	Color:								
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 175.0-0010-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					